

## Minutes of Plan Commission Meeting July 20, 2021

**Call to Order** – Mike Palm called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Eugene Unger and his sister June.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Kolb to approve the minutes of June 15, 2021 meeting.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **Public Hearing**

- a. Public Hearing to consider the request of Philip S. Unger (Owner) and Eugene Unger (Applicant) for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Westfork Subdivision to two side-by-side single-family residential dwellings at 1217/1219 Carpenter Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request of Philips S. Unger (Owner) and Eugene Unger (Applicant) for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Westfork subdivision to two side-by-side single-family attached residential dwellings at 1217/1219 Carpenter Street, City of Baraboo, Sauk County, Wisconsin, Sauk County, Wisconsin – Pinion presented the background to the Commission. Kolb moved O'Neill seconded to approve the request for a Conditional Use Permit to convert the existing duplex to two side-by-side single-family residential dwellings. On roll call vote for the motion, Aye – Franzen, O'Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey Map for Eugene Unger to create two Side-By-Side Single-Family Attached Dwellings in an R-1A Single-Family Residential zoning district at 1217/1219 Carpenter Street and located in the NW1/4 of the NE1/4 of Section 3, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin – It was moved by Kolb, seconded by Marshall to approve the CSM as presented. On roll call vote for the motion, Aye – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- c. Review and approve a 1-Lot Certified Survey Map for Kari Edwards in an R-1A Single-Family Residential zoning district immediately east of Rolling Meadows North subdivision and being a part of Lot 1 of Sauk County CSM No. 6937, located in the NE1/4 of the SW1/4 of Section 30, T12N, R7E in the City of Baraboo, Sauk County. – Pinion presented the background. Pinion said that this complies with the City's ordinance, has frontage off Man Mound Road, as well as the stub end of 21<sup>st</sup> Street, utilities are available, and the CSM complies with all subdivision and platting ordinances. Kolb moved, seconded by Franzen to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Marshall, Palm, Wedekind, Franzen, and O'Neill. Nay – 0. Boeggner abstained. Motion carried 6-0.

- d. Review and recommendation concerning an extension of a Special Exception to the Sign Code pertaining to off-premise advertising at the Baraboo School District's outdoor athletic facilities. – Pinion provided the background when first discussed in 2015. At the time, the School District was requesting forgiveness rather than permission because the signs already existed. The original was a 5-year deal for the four off-premise sponsors. The Flambeau Field, which is the name of the field and not off-premise advertising was given a 15-year exception. Pinion said that the five years actually expired last year. He said that the same four sponsors are looking to continue and have agreed to continue the same level of sponsorship for the next five years to benefit the athletic programs and the Baraboo High School. Pinion said that this would be a recommendation to Council to amend the ordinance to extend the expiration date of this one special exception. Kolb said in the School District's initial letter, they indicated that they would be responsible for maintaining and upgrading the when needed, and he suggested that this be part of the motion if the Commission chooses to extend the request. Pinion said that Mr. Langkamp did indicate that the Flambeau Field main bleacher wrap was starting to show signs of its age, so they intend to replace it half way through its 15 year life, so probably not this year, but next year. Kolb moved to recommend extending the special exception to the sign code for the Baraboo School District with the condition that they keep the signs maintained properly. Wedekind seconded the motion. Franzen said that when this came before the Commission five year ago he made the comment that it looked like a billboard to him, and it still looks like a billboard to him. He said he is opposed to billboards in the City's public areas. O'Neill agreed with Franzen and in general, he does not like to see commercialization of education, advertising, and naming rights. He said he is not in favor of this. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, and Kolb. Nay – Franzen and O'Neill. Motion carried 5-2.

**Adjournment** - It was moved by Kolb, seconded by Wedekind to adjourn at 5:28 p.m. The motion carried unanimously.

Mike Palm  
Mayor Designee